

Los Angeles County Housing Development & Preservation Programs



Single-Family Bonds

The CDC participates in a joint-powers authority between Los Angeles and Orange Counties called the Southern California Home Financing Authority (SCHFA). SCHFA issues tax-exempt mortgage revenue bonds for low- and moderate-income first-time homebuyers. Homebuyers work directly with participating lenders.

Eligible area: Entire County except for the City of Los Angeles



Single-Family Grant Program

This program assists low-income qualified owners of single-family homes and mobile homes with grants to pay for program-eligible home repairs. Repairs are limited to a maximum grant amount of up to \$5,000 and can include electrical, plumbing, heating, roofing and elimination of code violations.

Eligible area: Unincorporated County



Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) is a federal housing recovery program available in eligible County neighborhoods. The program assists first-time homebuyers in purchasing foreclosed homes with deferred second-trust deed loans including down payment and closing costs assistance, or to assist non-profits in buying 2 - 4 unit foreclosed properties to rehabilitate and rent.

HDP administers NSP funds for first-time homebuyer programs through the Housing Economic Recovery Ownership (HERO) program.

Eligible areas: For current NSP/HERO eligible areas please visit www.housing.lacounty.gov



Residential Sound Insulation Program (RSIP)

The RSIP provides grants to eligible property owners to sound insulate homes located in eligible neighborhoods near LAX Airport.

Eligible area: Lennox, Del Aire, and Athens



Home Ownership Programs (HOP)

HOP loans are HOME-funded deferred second-trust deed loans with down payment and closing costs assistance to low-income, first-time homebuyers to purchase existing or newly constructed homes.

The CDC's Home Ownership Program staff also administers programs to assist with homebuyer education, credit counseling, and mortgage credit certificates.

Eligible area: L.A. Urban County



Community Development Block Grant Program

The Community Development Block Grant (CDBG) was initiated by Congress in 1974, and is funded by the U.S. Department of Housing and Urban Development (HUD). The CDC administers this funding on behalf of the Los Angeles County Board of Supervisors for the unincorporated County and 47 participating cities. CDBG awards funds to various service providers throughout the County for a wide variety of programs, services and facilities, including programs that help stabilize or increase the stock of affordable housing available to low- and moderate-income renters and homeowners.

Eligible area: L.A. Urban County



Single-Family Rehabilitation Loan Program

This program assists low-income property owners with one or two owner-occupied units, whose properties are in need of rehabilitation. The maximum loan amount is \$25,000 for one unit, and \$50,000 for two units, provided as a 3% deferred 10-year loan. Loans are due and payable upon sale, transfer, or refinancing of the property.

Eligible area: Unincorporated County



HOME Program

The HOME Investment Partnerships (HOME) Program is the largest Federal block grant provided to state and local governments for the production and preservation of affordable housing. Each year, HUD awards several million dollars to Los Angeles County. The CDC makes these funds available as loans to developers of affordable multi-family, single-family and special needs housing.

Eligible area: L.A. Urban County



City of Industry Funds

Industry Funds are tax increment housing set-aside funds administered by HAcOLA. Industry and HOME funds are made available through the CDC's annual Notice of Funding Availability (NOFA) for the development of affordable and special needs multi-family housing.

Eligible area: Any site in Los Angeles County that is within the designated 15-mile radius of the City of Industry



Multi-Family Bond Financing

The CDC expands the supply of affordable housing by issuing multi-family mortgage revenue bonds through HAcOLA. Developers must set aside at least 20% of the units for low-income renters.

These bond issuances help developers get Federal Low Income Housing Tax Credits, and are often used in conjunction with HOME or City of Industry-funded projects.

Eligible area: Entire County



Housing Innovation Fund

The Los Angeles County Housing Innovation Fund (LACHIF) was funded by the County's 2006 Homeless Prevention Initiative as a revolving loan fund to finance the acquisition and predevelopment costs for affordable multi-family projects. LACHIF is a joint venture between the CDC and the Low Income Investment Fund (LIIF), Century Housing Corporation, and the Corporation for Supportive Housing.

Eligible areas: Areas of L.A. County that are not served by other city revolving loan funds



Redevelopment Funds

The CDC acts as the redevelopment agency for unincorporated Los Angeles County. Currently, there are five active redevelopment project areas in which additional resources may be available to support the development of affordable housing. A primary goal of all redevelopment agencies, such as the CDC, is the preservation, development, and rehabilitation of low- and moderate-income housing. Redevelopment agencies are required by law to spend at least 20% of their tax increment revenue on affordable housing activities.

Eligible areas: Willowbrook, Maravilla, West Altadena, Whiteside, and East Rancho Dominguez Redevelopment Project Areas

COMMUNITY DEVELOPMENT COMMISSION & HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

The Community Development Commission (CDC) was formed in 1982 by the Los Angeles County Board of Supervisors in order to consolidate three entities – the Housing Authority, the Community Development Department and the Redevelopment Agency. The Board of Supervisors currently serves as the Commissioners of the CDC and the Housing Authority of the County of Los Angeles (HAcOLA). Currently, the CDC has four main program areas:

- (1) HAcOLA programs (Section 8 and Public Housing);
- (2) Community Development;
- (3) Housing Development and Preservation; and
- (4) Economic Development.

Through the development of new affordable and special needs housing, rehabilitation of existing units, and the provision of assistance to first-time homebuyers, the CDC's Housing Development and Preservation (HDP) Division offers a number of programs that help stabilize and increase the supply of decent, safe and affordable housing within Los Angeles County. Other programs offered by HAcOLA, the Community Development Block Grant, and Economic Redevelopment Divisions, augment and support HDP's efforts. Because many of the programs are connected to specific geographic boundaries or eligible areas, this map is intended to help identify program-eligible areas within the County.



Los Angeles County
HOMELESSNESS PREVENTION
Special Needs and Housing Authority Programs

DEFINITIONS

HUD

The U.S. Department of Housing and Urban Development (HUD) administers federal housing programs. Many HUD programs are provided as annual grants made on a formula basis to entitlement cities and counties. The Community Development Commission (CDC) receives and administers HUD's annual allocations throughout Los Angeles County. These programs include the Community Development Block Grant (CDBG), HOME, Neighborhood Stabilization Program (NSP) and the Homelessness Prevention and Rapid Re-Housing (HPRP) program.

LOS ANGELES URBAN COUNTY

The CDC administers federal housing and community development funds on behalf of the County of Los Angeles and participating cities that have populations of less than 50,000 people. The Los Angeles Urban County is comprised of all County unincorporated areas and 47 participating cities. Two new cities, Avalon and Torrance, will be added in July 2011.

CONTINUUMS OF CARE

HUD allocates homeless assistance grants to organizations that participate in local homeless assistance planning networks. Each of these local networks is called a Continuum of Care (CoC).

The Los Angeles Continuum of Care (LACoC) includes all areas of the County except for the cities of Long Beach, Glendale, and Pasadena, each of which have their own CoCs.

LAHSA

The Los Angeles Homeless Services Authority (LAHSA) is a joint-powers authority established in 1993 as an independent agency of the County and City of Los Angeles. LAHSA is the lead agency in the LACoC.

SERVICE PLANNING AREAS

Los Angeles County is divided into eight Service Planning Areas (SPAs) for health care planning purposes. Each SPA has an area health office that is responsible for planning public health and clinical services according to the health needs of local communities.

Types of Special Needs Housing

- Homeless
- Seniors (Independent)
- Frail Elderly
- Veterans
- Persons with Physical Disabilities
- HIV/AIDS
- Transition-Age Youth (TAY)
- Natural Disaster Victims
- Mental Health Consumers
- Drug/Alcohol Recovery
- Developmentally Disabled Individuals
- Ex-Offenders
- Blind & Visually Impaired
- Hearing Impaired
- Discharge Patients
- Inmate Release
- Students
- Victims of Domestic Violence

HACoLA Participating Cities

The Housing Authority of the County of Los Angeles (HACoLA) administers the Section 8 program within unincorporated Los Angeles County. In addition, HACoLA has entered into participation agreements to issue vouchers within the following cities:

Agoura Hills	El Segundo	Paramount
Alhambra	Glendale	Rancho Palos Verdes
Arcadia	Hermosa Beach	Rolling Hills
Aviation	Huntington Park	Rolling Hills Estates
Azusa	Irvine	Rosemead
Bell	La Brea Heights	San Dimas
Bell Gardens	La Cañada-Flintridge	San Gabriel
Belmont	La Habra	San Marino
Beverly Hills	La Mirada	Santa Fe Springs
Calabasas	La Puente	Serra Madre
Carson	La Verne	Signal Hill
Cerritos	Lakewood	South Pasadena
Claremont	Lancaster	Temple City
Commerce	Lawndale	Walnut
Covina	Lynwood	West Covina
Cudahy	Maywood	West Hollywood
Diamond Bar	Monterey Park	Whittier
Downey	Palmdale	
Duarte		
El Monte		

ADMINISTRATIVE OFFICES

	Community Development Commission of the County of Los Angeles 2 Coral Circle, Monterey Park, CA 91753 Main tel: (323) 890-7001 HDP tel: (323) 890-7235
	Housing Authority of the County of Los Angeles 12131 Telegraph Road, Santa Fe Springs, CA 90670 tel: (562) 347-4663 toll free: (800) 731-4663
	Housing Authority (Palmdale Office) 2323 E. Palmdale Blvd., Suite B, Palmdale, CA 93550 tel: (661) 575-1511
	Public Housing 2 Coral Circle, Monterey Park, CA 91753 tel: (323) 838-5074

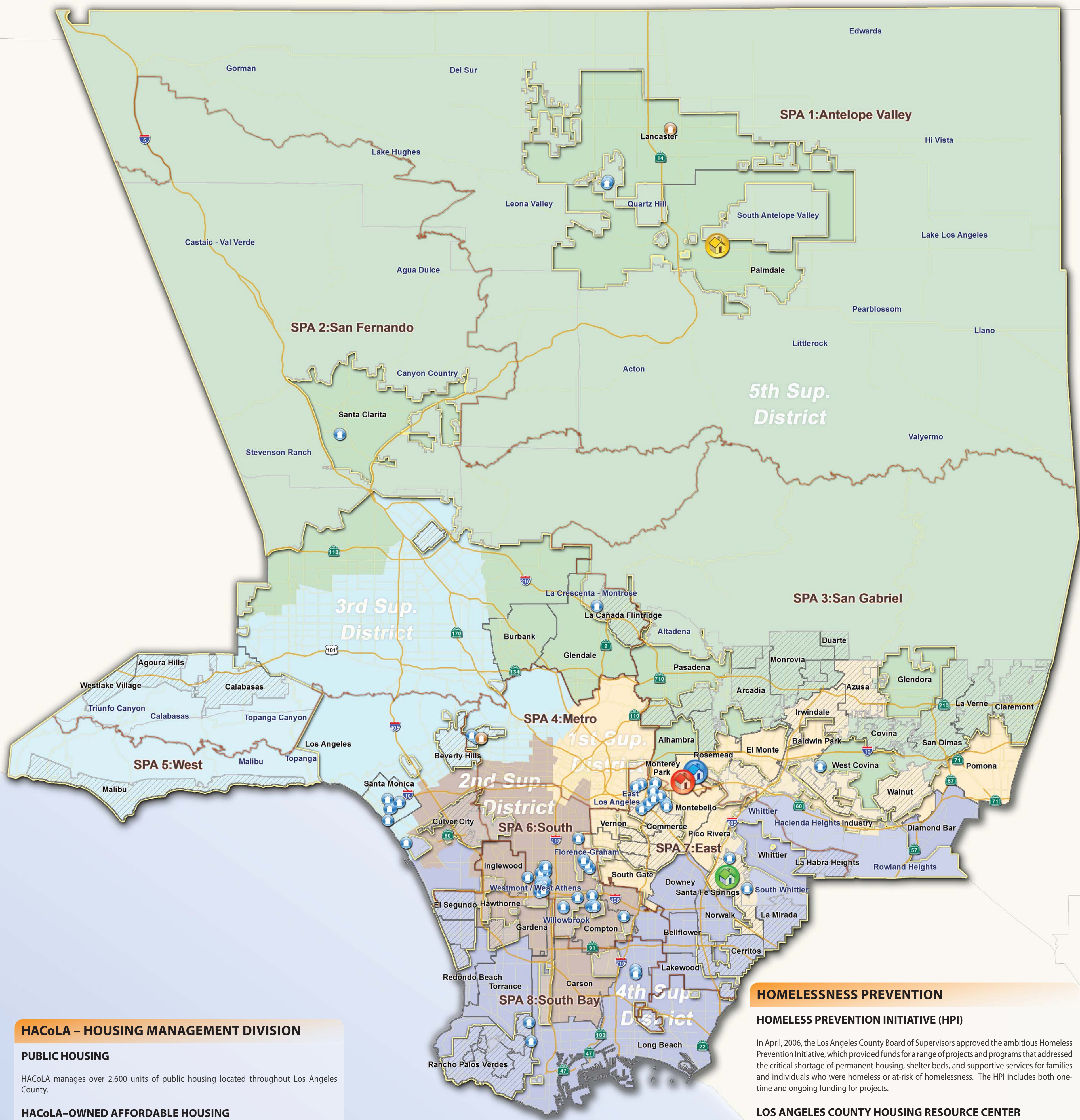
Urban County = 47 Participating Cities + Unincorporated Communities

Supervisory Districts

- 1st Sup. Dist.
- 2nd Sup. Dist.
- 3rd Sup. Dist.
- 4th Sup. Dist.
- 5th Sup. Dist.

Service Planning Areas

- Public Housing Developments with 40 or more units
- HACoLA-owned affordable rental housing



HACoLA - HOUSING MANAGEMENT DIVISION

PUBLIC HOUSING

HACoLA manages over 2,600 units of public housing located throughout Los Angeles County.

HACoLA-OWNED AFFORDABLE HOUSING

HACoLA manages over 280 affordable housing sites in addition to the Public Housing portfolio.

ASSISTED LIVING WAIVERS

In 2008, HACoLA helped pioneer the use of Medi-Cal waivers for in-home assisted living services in public and affordable housing sites. The Assisted Living Waivers enable elderly and disabled residents to receive in-home services and assistance in daily activities.

The Assisted Living Waiver Pilot Project was successfully implemented and HACoLA continues to expand usage in several public housing sites. The project received an award from the National Association of Counties and a Special Merit Award from the Los Angeles County Quality and Productivity Commission.

HACoLA - ASSISTED HOUSING DIVISION

HOUSING CHOICE VOUCHER PROGRAM

HACoLA is the second largest Housing Authority in Southern California, with an allocation of over 21,000 Section 8 Housing Choice Vouchers.

FAMILY SELF-SUFFICIENCY PROGRAM

The Family Self-Sufficiency Program is a voluntary five-year program for families with Section 8 vouchers. The program helps families with education, job training, and other resources with the goal of helping them become more self-sufficient.

SPECIAL NEEDS HOUSING UNIT

HACoLA's Special Needs Housing Unit administers federal housing voucher programs for persons with special needs. Examples of target populations include veterans, persons living with HIV/AIDS, and homeless persons and families. One recently added program is the Veterans Affairs Supportive Housing (VASH) Program. The VASH Program combines rental assistance and supportive services to assist homeless veterans and their families.

HOUSING PERSONS AND FAMILIES WITH SPECIAL NEEDS

SPECIAL NEEDS HOUSING ALLIANCE

The Special Needs Housing Alliance provides an ongoing forum for County departments, cities, community-based development agencies, funders/foundations and other stakeholders to coordinate resources and develop and implement projects that address the unique housing and supportive service needs of homeless individuals and families in Los Angeles County. The County's Chief Executive Office and CDC co-chair the Alliance.

PROJECT REVIEW COMMITTEE (PRC)

The PRC is a subcommittee of the Alliance that assists affordable housing developers/providers in the identification and coordination of resources that support new and existing housing programs for homeless individuals and families, with a focus on supportive service resources.

CITY OF INDUSTRY FUND

The City of Industry Fund is administered by the CDC/HACoLA as a source of financing for the development of affordable housing within a designated area of the County (see reverse side of this map). Approximately 50% of the Industry Funds go to the development of affordable housing for individuals and families with special needs.

SHELTER PLUS CARE

HUD's Shelter Plus Care (S+C) program provides housing assistance connected with support services for hard-to-serve homeless persons with disabilities. S+C is funded by HUD and awarded through Continuum of Care local agencies. HACoLA submits funding applications through LAHSA and administers S+C on behalf of the County in partnership with agencies that provide client referrals and supportive services.

HOMELESSNESS PREVENTION

HOMELESS PREVENTION INITIATIVE (HPI)

In April, 2006, the Los Angeles County Board of Supervisors approved the ambitious Homeless Prevention Initiative, which provided funds for a range of projects and programs that addressed the critical shortage of permanent housing, shelter beds, and supportive services for families and individuals who were homeless or at-risk of homelessness. The HPI includes both one-time and ongoing funding for projects.

LOS ANGELES COUNTY HOUSING RESOURCE CENTER

The CDC administers a contract with Socialserve.com, a national non-profit, to manage a housing database and listing service called the Los Angeles County Housing Resource Center. The website address is www.housing.lacounty.gov. The website is free to the public to list and search for rental units and/or learn about eligibility for a variety of housing programs. It also provides restricted-access searches to help caseworkers and approved housing agencies to search for special needs units for clients.

HOMELESS HOUSING PROGRAM FUND (HHPF) (HPI- City and Community Programs)

The Homeless Prevention Initiative provided funds for nine capital development projects and 12 service-only programs designed to provide an array of housing options and supportive services for individuals and families who are homeless or at-risk of homelessness. The CDC administers the HHPF funding.

FEDERAL STIMULUS AND RECOVERY FUNDS

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING (HPRP)

The HPRP Program is a federal economic stimulus program authorized under the American Recovery and Reinvestment Act of 2009. This temporary source of funding assists families and individuals who are facing homelessness as a result of the recent economic downturn. The CDC administers the program for the Los Angeles Urban County and 19 previously un-funded cities. Eligibility information can be obtained by dialing 2-1-1 or visiting the Los Angeles County Housing Resource Center website at www.housing.lacounty.gov.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

The federal government authorized funding for the NSP, which is administered by the CDC on behalf of the Los Angeles Urban County. The CDC provides NSP funds under a program called HERO - Housing Economic Recovery Ownership. Funding availability and eligible areas subject to change, and information is available on the Los Angeles County Housing Resource Center website at www.housing.lacounty.gov.

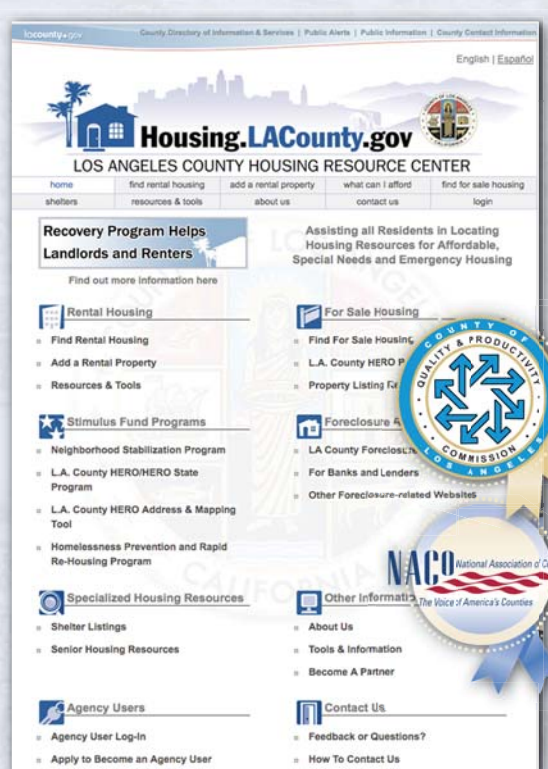
The Community Development Commission (CDC) administers a wide range of programs meant to stabilize communities, increase the stock of affordable housing, promote homeownership, and help individuals and families facing the prospect of homelessness or inadequate housing.

The CDC balances federal and state program responsibilities with the goals and initiatives of the County Board of Commissioners and Chief Executive Office. In 1998, the CDC/HACoLA pioneered the expansion of capital funding for Special Needs housing in the County with the introduction of the City of Industry Fund. In 2001, the CDC was a key partner and co-chairing organization of the County's Special Needs Housing Alliance.



In 2006, the Los Angeles County Board of Supervisors approved the ambitious Homeless Prevention Initiative (HPI), with the CDC playing a major role in three HPI projects: Homeless Housing Program Fund, Housing Innovation Fund, and the Los Angeles County Housing Resource Center.

The CDC also acts as one of the County's administering agencies for federal recovery and stimulus funds. The CDBG and HDP Divisions administer Neighborhood Stabilization Program (NSP) funds and federal Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds for the Los Angeles Urban County.



Launched in 2007, the Los Angeles County Housing Resource Center website provides an internet-based platform where residents can find information related to affordable, special needs, and emergency housing in the County. Among other things, the website is a regularly-updated listing service of available rentals within the County. It is a free service to landlords and tenants, with a toll-free number for support. The website also serves as an entry point for information for a wide range of housing programs and listings.

Special Merit Award, 2008
County of Los Angeles Quality and Productivity Commission
2010 NACo Achievement Award
National Association of Counties



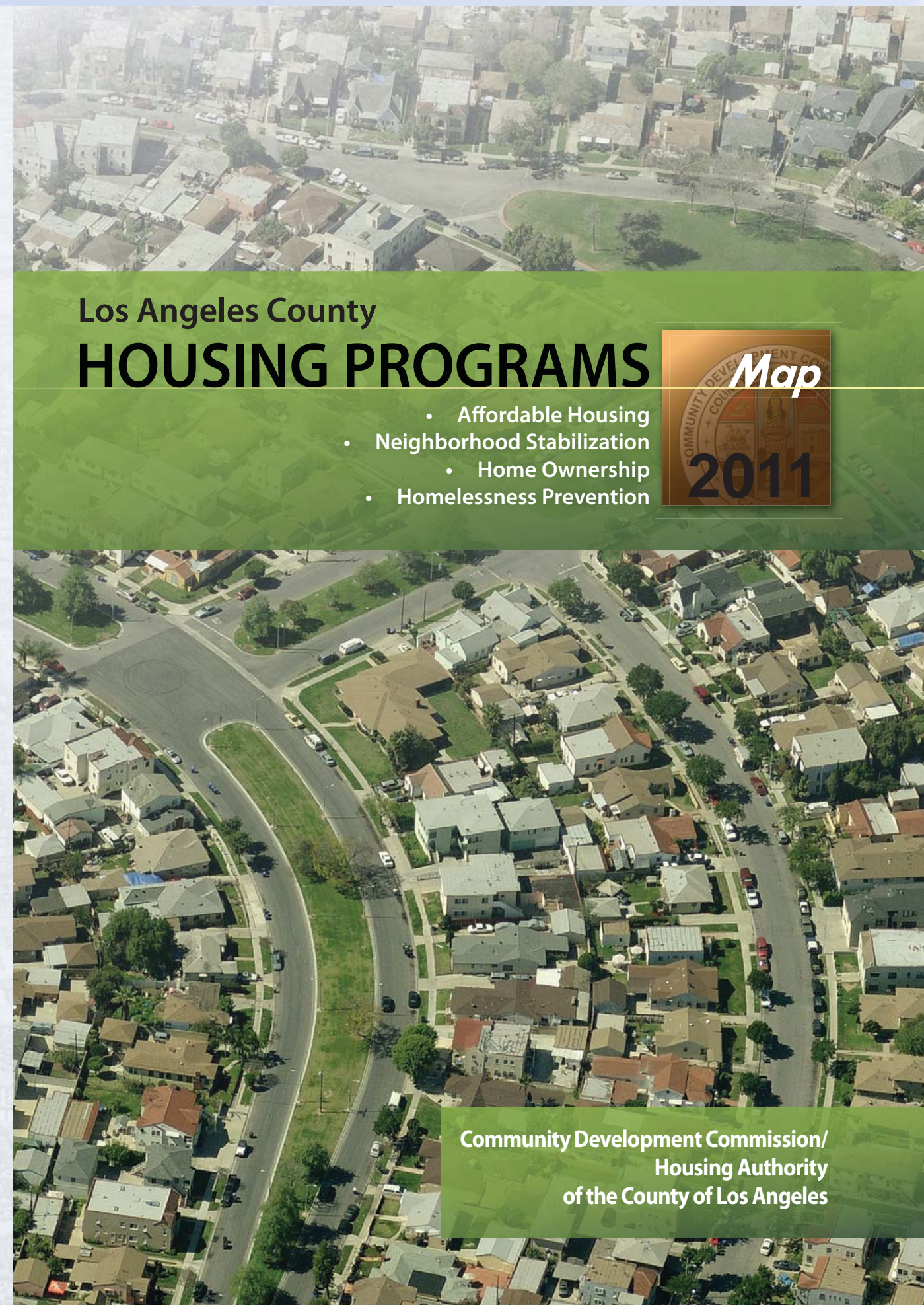
Community Development Commission of the County of Los Angeles
Housing Authority of the County of Los Angeles

Sean Rogan - Executive Director
Bobette Glover - Assistant Executive Director
Emilio Salas - Deputy Executive Director
Lois Starr - Director, Housing Development & Preservation

Housing Commissioners

Adriana Martinez - District 1
Henry Porter, Jr. - District 2
Severyn Askenazy - District 3
Val Lerch - District 4
Laurence Levin - District 5
Alberta Parrish - Public Housing Resident Representative
Zella Knight - Formerly Homeless Representative

Funding assistance for this map by: FannieMae.



Community Development Commission/
Housing Authority
of the County of Los Angeles

Affordable Housing • Neighborhood Stabilization
• Home Ownership • Homelessness Prevention